



TOWN OF SAUGERTIES

ZONING BOARD OF APPEALS

4 High Street Saugerties, NY 12477

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June 5, 2017 Meeting Minutes

Present: Jeanne Goldberg, Samantha Dederick, Joe Mayone, Henry Rua & Donn Avallone

Also Present: Douglas Weeks, Alvah Weeks, Bldg. Inspector and Jimmy Bruno, Town Board Liaison

-Meeting started at 7:03 pm, pledge started by Joe.

New Application:

Douglas Weeks
186 Patch Road
Saugerties, NY 12477

File #: 17-0006

SBL#: 28.1-4-9.110

- The owner, Douglas Weeks, present. Appeal started at 7:05 pm.
- Jeanne welcomed Mr. Weeks and also presented for clarification that Douglas Weeks is NOT related to the Town Building Inspector, Alvah Weeks, so there is no conflict of interest.
- Applicant currently owns and runs a sawmill located at 186 Patch Road which is zoned MDR (Moderate Density Residential)
- Applicant is requesting an interpretation of the Zoning law to determine where sawmills are permitted in the Town of Saugerties due to the fact that the applicant moved the existing sawmill from 170 Patch Road to 186 Patch Road. Applicant had a special use permit for 170 but does not have one for 186 Patch Road at this time.
- When the special use permit was issued it was all 170 Patch Road and since has been subdivided, at the bank's request, to two separate lots. When this occurred the sawmill was located on the parcel that became 186 Patch Road. The owner has always been Douglas Weeks.
- Jeanne explained the process of the Zoning Board of Appeals to Mr. Douglas Weeks regarding the public hearing and the timeframe for a decision.
- The first question is to whether the special use permit goes with the property when the address changes
- Jeanne read the zoning law as written as it pertains to the issue:
"Section 7.4 **Special Use Permit Expiration, Revocation and Enforcement**
F. All special use permits shall run with the land and will be transferred to successive property owners provided the permit has not expired and it is not revoked for failure to meet the permit conditions."
- It was determined that this appeal has two parts:
 - o The necessity of the appeal to the Zoning Board if the special use does move with the parcel when subdivided. A phone call was made to Mr. William Creen,

Vice-Chair of the Planning Board, to discuss the applicant's next step regarding moving the special use permit to the newly created address. It was determined that the applicant will have to go before the Planning Board again to amend the special use permit to 186 Patch Road. At this time the applicant has decided to withdraw his application to the Zoning Board of Appeals as a result of the Zoning Law that was read in reference to this situation (Section 7.3 – F). Jeanne requested a letter in writing from Mr. Douglas Weeks requesting the withdrawal of his application from the Zoning Board of Appeals.

- o The second issue is that the updated Zoning Law does not include a location that sawmills are permitted to run in the Town of Saugerties. The Board discussed the necessity to request an explanation from the Town of Saugerties Town Board as to why the permitted areas to run a sawmill have been removed from the updated zoning schedule.
 - A motion was made by Henry to ask the Town Board in writing to explain the reason for such an omission. Also, to revisit the issue as to where sawmills should be allowed in the Town. 2nd by Donn. Voice vote 5-0.
- At this point the application has been withdrawn, and the request will be made to the Town Board as outlined.
- Jeanne let the Board know that she did request clarification from the County regarding interpretations and was told that they do NOT have to be referred to the County.
- Mr. Douglas Weeks left at this time.
- The application discussion ended at 7:45 pm

Discussion (s):

1. The meeting minutes from April 3, 2017 meeting were reviewed. Sam made the motion to accept the minutes as written, 2nd by Joe. Voice vote 5-0, Accepted
 2. Planning Board minutes received.
 3. Sam and Donn reviewed the Ulster County Planning Department training session - "An Introduction to: The Ulster County Land Use Referral Guide & Community Design Manual" for the Board.
- Henry made the motion to adjourn the meeting, Joe 2nd, voice vote taken 5-0.
 - Meeting ended at 7:51pm

Respectfully submitted,
Becky Bertorelli, Sect.